

ORDINANCE NO. C-24-15

AN ORDINANCE AMENDING SECTION 47-1.6.B OF THE CITY OF FORT LAUDERDALE, FLORIDA UNIFIED LAND DEVELOPMENT REGULATIONS THROUGH THE REVISION OF THE OFFICIAL ZONING MAP OF CITY OF FORT LAUDERDALE AND SCHEDULE "A" REVISED COMPILATION ATTACHED THERETO AND BY REFERENCE MADE A PART THEREOF, SO AS TO REZONE FROM "RML-25 - RESIDENTIAL LOW RISE MULTIFAMILY/MEDIUM HIGH DENSITY" DISTRICT TO "P - PARKS, RECREATION AND OPEN SPACE" DISTRICT, ALL OF THAT UN-NUMBERED BLOCK, LYING SOUTH OF BLOCK 107 AND NORTH OF BLOCK 101, "WAVERLY PLACE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED NORTH OF THE NORTH FORK NEW RIVER, EAST OF SOUTHWEST 12<sup>TH</sup> AVENUE, WEST OF SOUTHWEST 10<sup>TH</sup> AVENUE AND SOUTH OF WEST LAS OLAS BOULEVARD, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, City of Fort Lauderdale, applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on November 15, 2023, the Planning and Zoning Board functioning as the local planning agency (PZ Case No. UDP-Z23013) did recommend to the City Commission of the City of Fort Lauderdale ("City Commission") that certain lands herein described should be rezoned in the respects mentioned, subject to certain agreed upon restrictions, and that the Official Zoning Map and Schedule "A" attached thereto should be amended to include such lands; and

WHEREAS, the City Clerk provided notice to the public of a public hearing on Tuesday, March 19, 2024 at 6:00 P.M., or as soon thereafter as possible, and on Tuesday, April 2, 2024 at 6:00 P.M., or as soon thereafter as possible, at the Horvitz Auditorium at the NSU Art Museum, 1 East Las Olas Boulevard, Fort Lauderdale, Florida, for the purpose of hearing any public comment on the rezoning; and

WHEREAS, such public hearing was duly held at the time and place designated after notice of same was given by publication as required by law, and the City Commission determined that the requested rezoning met the criteria for amending the zoning regulations;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. The City Commission finds that the application for rezoning meets the criteria of Section 47-24.4 of the Unified Land Development Regulations ("ULDR") as enunciated and memorialized in the minutes of its meetings of March 19, 2024 and April 2, 2024, a portion of those findings expressly listed as follows:

1. The property is currently zoned RML-25 and has an underlying land use designation of Medium High Residential which is intended primarily for dwellings and other land uses in support of the residential environment. The proposed Parks, Recreation and Open Space zoning district is consistent with this land use designation.
2. The property where the proposed rezoning is to take place is currently a passive park. Rezoning will ensure the land will be available as open space for surrounding residential neighborhoods. The rezoning will be consistent with the character of development in the area under consideration, which is residential.
3. The property is currently a passive park. The rezoning of the property to P-Parks, Recreation and Open Space zoning district will ensure the zoning district is compatible with the existing uses surrounding the area, which is primarily residential. Furthermore, the proposed rezoning will enhance the existing surrounding neighborhoods by providing open space for residents to enjoy.

SECTION 2. That the City of Fort Lauderdale ULDR together with the Official Zoning Map of the City of Fort Lauderdale and revised Schedule "A", describing the lands lying within each zoning district, as approved on June 18, 1997, and described in Section 47-1.6 of the ULDR, be amended by rezoning from "RML-25 - Residential Low Rise Multifamily/Medium High Density" District to "P – Parks, Recreation and Open Space" District, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

ALL OF THAT UN-NUMBERED BLOCK, LYING SOUTH OF BLOCK 107 AND NORTH OF BLOCK 101, "WAVERLY PLACE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: North of the North Fork New River, east of Southwest 12<sup>th</sup> Avenue, west of Southwest 10<sup>th</sup> Avenue and south of West Las Olas Boulevard

More specifically described in Exhibit "A" attached hereto and made a part hereof.

SECTION 3. That the appropriate City officials of the City of Fort Lauderdale shall indicate such zoning upon a copy of the Official Zoning Map, and shall indicate an amendment of Schedule "A" accordingly, upon the records with proper reference to this ordinance and date of passage.


SECTION 4. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state or federal permits must be obtained before commencement of the development.

SECTION 5. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.


SECTION 6. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 7. That this Ordinance shall be in full force and effect ten (10) days from the date of final passage.

PASSED FIRST READING this 19<sup>th</sup> day of March, 2024.  
PASSED SECOND READING this 2<sup>nd</sup> day of April, 2024.

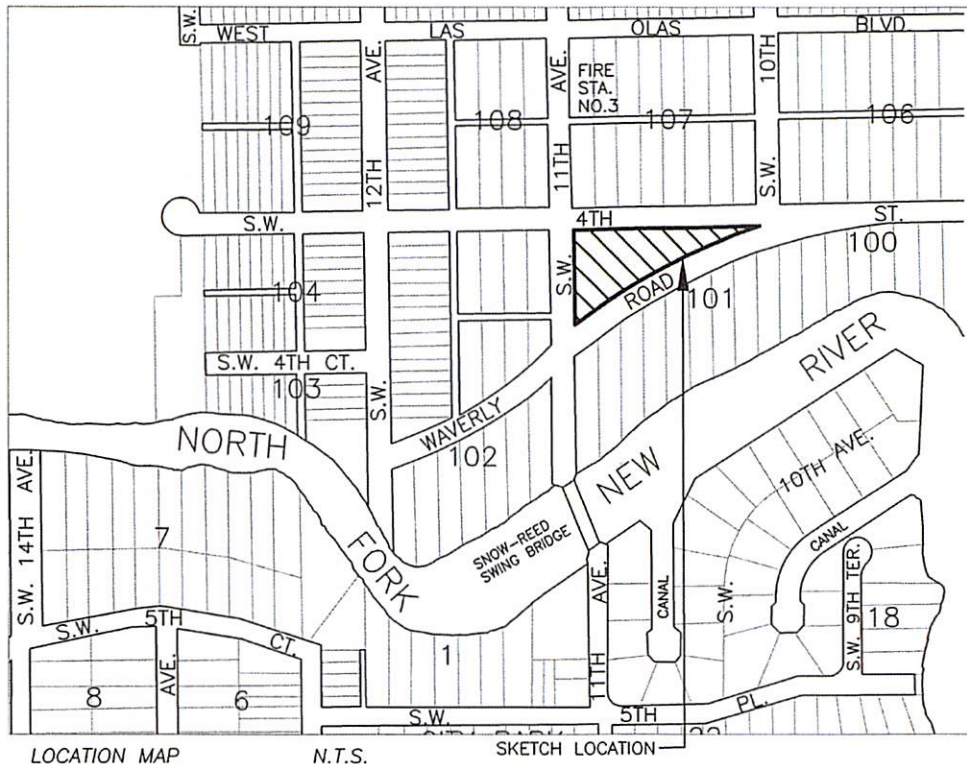
  
\_\_\_\_\_  
Mayor  
DEAN J. TRANTALIS

ATTEST:

  
\_\_\_\_\_  
City Clerk  
DAVID R. SOLOMAN

# SKETCH AND DESCRIPTION

REZONING PETITION FROM (RML-25) TO (P)



THIS IS NOT A SURVEY

LOCATION MAP                      N.T.S.                      SKETCH LOCATION

**DESCRIPTION:**

ALL OF THAT UN-NUMBERED BLOCK LYING SOUTH OF BLOCK 107 AND NORTH OF BLOCK 101, "WAVERLY PLACE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 19, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED BELOW:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 107; THENCE S 02°03'58" E, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID UN-NUMBERED BLOCK AND BEING THE POINT OF BEGINNING; THENCE N 87°57'42" E ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST 4 STREET, A DISTANCE OF 266.30 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 810.63 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°08'38", FOR AN ARC DISTANCE OF 313.30 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N 02°03'58" W ALONG THE EAST RIGHT OF WAY LINE OF PALM AVENUE, A DISTANCE OF 161.44 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 18,358 SQUARE FEET OR 0.4214 ACRES, MORE OR LESS.

**NOTES:**

- 1) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 2) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 4) THIS DOCUMENT CONSISTS OF 2 PAGES AND IS NOT VALID OR COMPLETE WITHOUT ALL PAGES.
- 5) BEARINGS HEREON ARE REFERRED TO AN ASSUMED BEARING OF N 87°57'42" E FOR THE N. RIGHT OF WAY LINE OF SW 4 ST.

I HEREBY CERTIFY THAT THE HEREIN SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, PREPARED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027.

DATED: NOVEMBER 7, 2022

MICHAEL W. DONALDSON *Michael W. Donaldson*  
 PROFESSIONAL SURVEYOR AND MAPPER NO. 5490  
 STATE OF FLORIDA

11/21/22

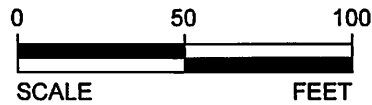
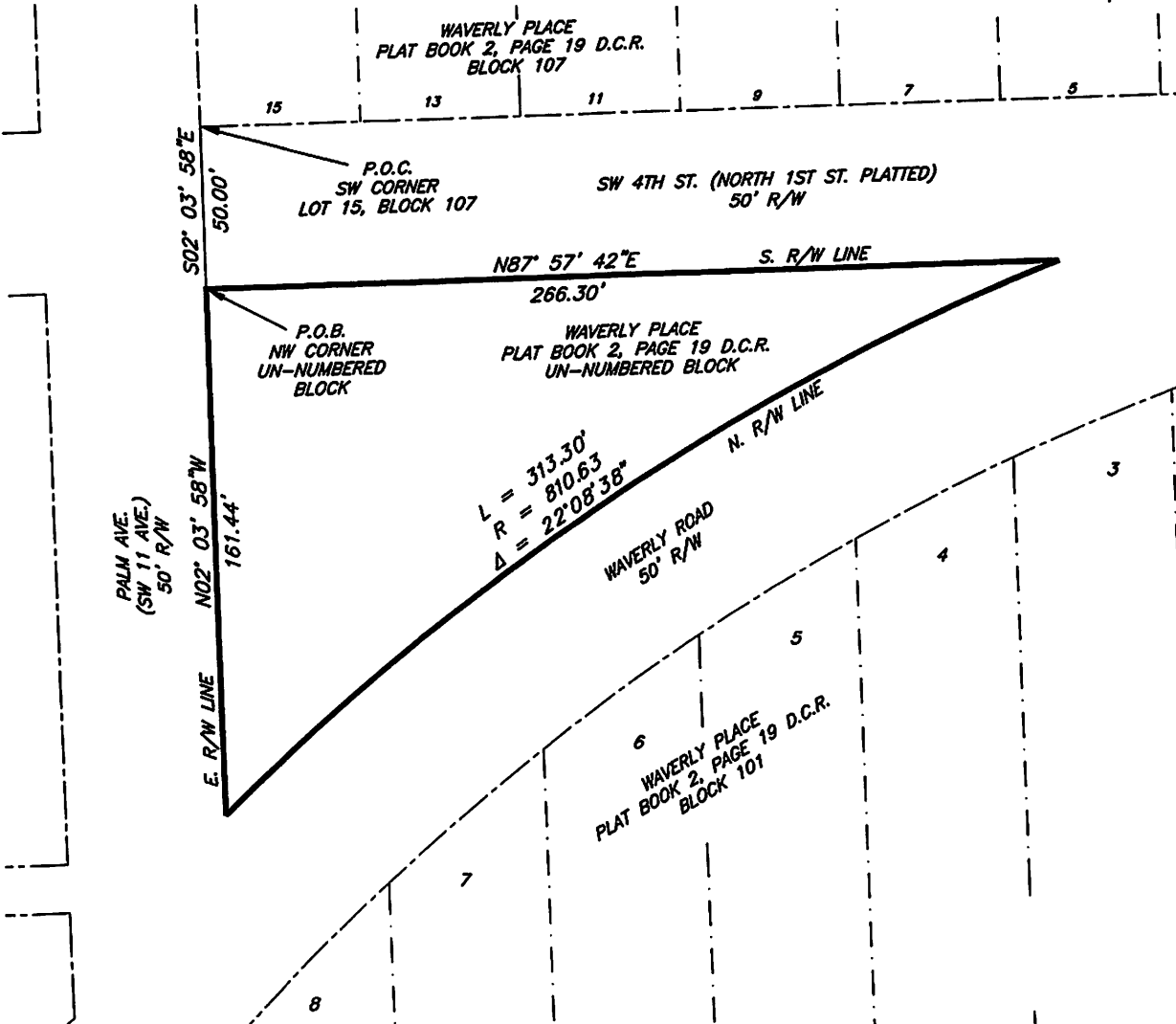
SHEET 1 OF 2

|                               |                      |               |
|-------------------------------|----------------------|---------------|
| CITY OF FORT LAUDERDALE       |                      |               |
| EXHIBIT 1                     |                      |               |
| MAJOR WILLIAM LAUDERDALE PARK |                      |               |
| REZONING FROM (RML-25) TO (P) |                      |               |
| BY: M.D.                      | ENGINEERING DIVISION | DATE: 11/7/22 |
| CHK'D M.D.                    |                      | SCALE: N.T.S. |

# SKETCH AND DESCRIPTION

REZONING PETITION FROM (RML-25) TO (P)

THIS IS NOT A SURVEY



**LEGEND:**

- D.C.R. DADE COUNTY RECORDS
- R/W RIGHT OF WAY
- N.T.S. NOT TO SCALE
- RML-25 RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM HIGH DENSITY
- P PARKS, RECREATION AND OPEN SPACE
- L ARC LENGTH
- R RADIUS
- Δ CENTRAL ANGLE

SHEET 2 OF 2

|                               |                      |               |
|-------------------------------|----------------------|---------------|
| CITY OF FORT LAUDERDALE       |                      |               |
| EXHIBIT 1                     |                      |               |
| MAJOR WILLIAM LAUDERDALE PARK |                      |               |
| REZONING FROM (RML-25) TO (P) |                      |               |
| BY: M.D.                      | ENGINEERING DIVISION | DATE: 11/7/22 |
| CHK'D M.D.                    |                      | SCALE: 1"=50' |